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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
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| 1.0 | PHA Information PHA Name: CITY OF POMONA HOUSING AUTHORITY PHA Code: CA123 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2012 | | | | | | | | | | | | | | | | | | |
|---|---|----------|--------------------------------------|-------------------------------|--|---------|------------|--|---------------|---|------------|---|--|---|-----------|---|--|--------------------------------------|--|
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 0 Number of HCV units: 894 | | | | | | | | | | | | | | | | | | |
| 3.0 | Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only 2012-2013 | | | | | | | | | | | | | | | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <i>Not applicable</i> | | | | | | | | | | | | | | | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table> | PH | HCV | PHA 1: | | PHA 2: | | PHA 3: | | | | | | | |
| PH | HCV | | | | | | | | | | | | | | | | | | |
| PHA 1: | | | | | | | | | | | | | | | | | | | |
| PHA 2: | | | | | | | | | | | | | | | | | | | |
| PHA 3: | | | | | | | | | | | | | | | | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | | | | | | | | | | | | | | | |
| 5.1 | Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>"The HA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently."</i> <i>The HA will collaborate with non-profit, private, and public entities to create healthy communities and to empower able residents to achieve financial independence. The HA will maintain strong internal controls and develop and maintain a strong culture of mutual respect, fiscal responsibility, and ethical behavior by our employees and other key stakeholders.</i> | | | | | | | | | | | | | | | | | | |
| 5.2 | Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>Not applicable at this time</i> | | | | | | | | | | | | | | | | | | |
| 6.0 | PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures <i>NO REVISION</i> 2. Financial Resources Estimated Federal Grants to be received: <table border="0"> <thead> <tr> <th>Sources</th> <th>Planned \$</th> </tr> </thead> <tbody> <tr> <td>• <u>Section 8 Tenant Base Assistance</u> Preliminary Funding Eligibility:</td> <td>\$ 10,504,924</td> </tr> <tr> <td>• <u>Family Self-Sufficiency Coordinator</u> estimated grant:</td> <td>\$ 138,000</td> </tr> <tr> <td colspan="2">(January 1, 2012–Dec. 31, 2012 grant period. Received \$138,000 FY 2010- 2011)</td> </tr> <tr> <td>• <u>Shelter Plus Care Grant</u> estimated grant:</td> <td>\$947,004</td> </tr> <tr> <td colspan="2">(April 1, 2011 – March 31, 2012 grant period. Received \$976,920 FY 2011-2012)</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Resources: \$11,589,928</td> </tr> </tbody> </table> 3. Rent Determination • <u>Payment Standards:</u> <i>revaluated annually for adequacy</i> | | | | | Sources | Planned \$ | • <u>Section 8 Tenant Base Assistance</u> Preliminary Funding Eligibility: | \$ 10,504,924 | • <u>Family Self-Sufficiency Coordinator</u> estimated grant: | \$ 138,000 | (January 1, 2012–Dec. 31, 2012 grant period. Received \$138,000 FY 2010- 2011) | | • <u>Shelter Plus Care Grant</u> estimated grant: | \$947,004 | (April 1, 2011 – March 31, 2012 grant period. Received \$976,920 FY 2011-2012) | | Total Resources: \$11,589,928 | |
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| Total Resources: \$11,589,928 | | | | | | | | | | | | | | | | | | | |

- Minimum Rent: **NO REVISION** as of 6/1/2012. The PHA will monitor funding changes and may increase its current \$50 minimum rent to \$75.

4. Operational and management
NO REVISION

5. Grievance Procedures
NO REVISION- Applicants and participants are encouraged to submit concerns or complaint in writing to PHA main office or using COMCATE system.

6. Designated Housing for Elderly and Disabled Families
NO REVISION-DOES NOT APPLY

7. Community Service and Self-Sufficiency
DOES NOT APPLY

8. Safety and Crime Prevention
DOES NOT APPLY

9. Pets
DOES NOT APPLY

10. Civil Rights Certification-
City of Pomona HA is in compliance. PHA Certifications of Compliance with the PHA Plans and Related Regulations is included; Board Resolution to accompany the Plan(s) which is submitted to the Field Office as an attachment in an electronic format and followed by a hard copy.

11. Fiscal Year Audit
The audit for fiscal year 2010-2011 is being prepared. Completed audit for fiscal year 2009-2010 is on file for review.

12. Asset Management
DOES NOT APPLY

13. Violence Against Women Act (VAWA)
NO REVISION – PHA complies with 24 CFR 5.2007(3)].
Progress: The City of Pomona HA continually revises its administrative plan to incorporate and comply with the most recent VAWA regulation and/or clarifications. The City of Pomona HA continues to disseminate informational flyers to all existing and prospective program property owners and program participants to promote VAWA awareness. VAWA presentation and written information provided to all new HCV program participants' at briefing orientation. VAWA requirements presented to participating owners during regular owner workshops/training. Information and forms are available at the City of Pomona HA's main local administrative office and on the city's official website. The City of Pomona HA makes every effort to educate the public of VAWA law.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- **Main administrative office the PHA: City Hall, 505 S. Garey Ave. Pomona, CA 91769**
- **Public Library: Pomona Library, 625 S. Garey Ave., Pomona, CA 91769**
- **PHA's website: www.ci.pomona.ca.us under City Departments/Planning & Housing/Housing/Section 8 HCV**

PHA Plan Supporting Documents are available for inspection at:

- **Main administrative office the PHA: City Hall, 505 S. Garey Ave. Pomona, CA 91769**
- **Public Library: Pomona Library, 625 S. Garey Ave., Pomona, CA 91769**

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

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| 7.0 | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a.) Hope VI or Mixed Finance Modernization or Development <i>DOES NOT APPLY</i></p> <p>(b.) Demolition and/or Disposition <i>DOES NOT APPLY</i></p> <p>(c.) Conversion of Public Housing <i>DOES NOT APPLY</i></p> <p>(d.) Homeownership: <i>NO REVISION</i> -The Pomona HA has the capacity to administer the homeownership program but has had no successful eligible program participants. The agency has recruited a new staff member that has successful experience in closing escrow with the HCV homeownership program, the agency is hopeful to reach success.</p> <p>(e.) Project-based Vouchers- <i>DOES NOT APPLY</i></p> |
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p> |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p> |
| 8.2 | <p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p> |
| 8.3 | <p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p> |
| 9.0 | <p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><i>Not applicable at this time.</i></p> |
| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>Not applicable at this time, HA has been designated as a High Performing PHA.</i></p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>Not applicable at this time, HA has been designated as a High Performing PHA.</i></p> |

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| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.**

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year, until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Linda Lowry the Executive Director certify
that the Five Year and Annual PHA Plan of the City of Pomona Housing Authority is
consistent with the Consolidated Plan of City of Pomona, California prepared
pursuant to 24 CFR Part 91.



April 2, 2012

Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or 2012-2013 Annual PHA Plan for the PHA fiscal year beginning **July 1, 2012**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

CITY OF POMONA HOUSING AUTHORITY

CA123

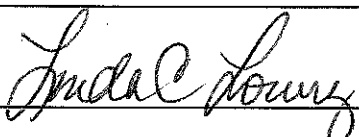
PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

 X Annual PHA Plan for Fiscal Years **2012 - 2013**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|---|---------------------------|
| Name of Authorized Official | Title |
| LINDA LOWRY | EXECUTIVE DIRECTOR |
| Signature  | Date April 2, 2012 |

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

CITY OF POMONA HOUSING AUTHORITY**CA123**_____
PHA Name_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

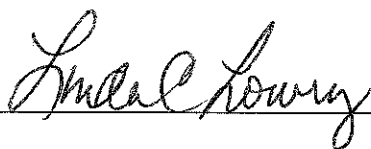
Name of Authorized Official

LINDA LOWRY

Title

EXECUTIVE DIRECTOR

Signature


Date **APRIL 2, 2012**

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Linda Lowry the Executive Director certify that the Five Year and
Annual PHA Plan of the City of Pomona Housing Authority is consistent with the Consolidated Plan of
City of Pomona, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

April 2, 2012

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

CITY OF POMONA HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

SECTION 8 HOUSING CHOICE VOUCHER

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

CITY OF POMONA
505 S. GAREY AVE.
POMONA, COUNTY OF LOS ANGELES, CA 91769

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Linda Lowry

Title

Executive Director

Signature

Date

X

April 2, 2012

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

CITY OF POMONA HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

SECTION 8 HOUSING CHOICE VOUCHER

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Linda Lowry

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/02/2012

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

| | | | | | |
|--|--|---|---|--|--|
| 1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | | 2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | | 3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ | |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c | | | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: | | |
| 6. Federal Department/Agency: US Department of Housing and Urban Development | | | 7. Federal Program Name/Description: Section 8 Housing Choice Voucher CFDA Number, if applicable: _____ | | |
| 8. Federal Action Number, if known: | | | 9. Award Amount, if known: \$ | | |
| 10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A | | | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A | | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | | | Signature: <u>Linda Lowry</u> Print Name: <u>Linda Lowry</u> Title: <u>Executive Director</u> Telephone No.: <u>909 620-2426</u> Date: <u>04/02/2012</u> | | |
| Federal Use Only: | | | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) | |

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Submit Plan Checklist – PHA Plans

How do you know if your plan is complete? Use the following checklist to ensure the PHA Plan is complete and ready for submission:

| | | PLAN TYPE —Place an “X” under the Plan to be submitted | | | |
|---|--|--|---|--|--|
| <i>Place an “X” for items completed</i> | | <i>Standard 5-Year/ Annual 50075</i> | <i>High Performers 50075</i> | <i>Streamlined Annual 50075-SA</i> | <i>Streamlined 5Year/Annual 50075-SF</i> |
| | CHECKLIST ITEMS | <i>Items marked with an “X” below are applicable to the Plan type indicated in the column heading.</i> | | | |
| X | Correct template is used and filled out completely | | X | | |
| X | 1.1 PHA Identification Page is completed | X | X | X | X |
| X | 2.0 Inventory | | | | |
| X | 3.0 Submission Type | X | X | | X |
| N/A | 4.0 PHA Consortia | | | | |
| N/A | 5.0. Five Year Plan (when due) | X | X | X | X |
| N/A | 5.1 Mission (with 5-Year Plan when due) | Optional | Optional | | Optional |
| N/A | 5.2 Goals and Objectives Mission (with 5-Year Plan when due) | | X | | |
| | 6.0 PHA Plan Update | | X | | |
| X | 6a PHA Plan components are completed. | | X | | |
| X | 1. Eligibility, Selection, and Admissions | X | X | | X |
| X | 2. Financial Resources | X | X | | X |
| X | 3. Rent Determination | X | X | | X |
| N/A | 4. Operations and Management Policies | X | | | |
| N/A | 5. Grievance Procedures | X | | | |
| N/A | 6. Designation of Housing* | X | | | |
| N/X | 7. Community Service and Self-Sufficiency | X | | | |
| N/A | 7a Community Service Requirements | X Attachment | | | |
| N/A | 8. Crime and Safety | X | | | |
| N/A | 9. Pets | X | | | |
| N/A | 9a Pet policy | X Attachment | | | |
| X | 10. Civil Rights Certification (included with PHA Plan certifications) | X | X | X | X |
| X | 11 Fiscal Year Audit | X | X | | |
| N/A | 12. Asset Management | X | | | |
| X | 13. Additional Info- VAWA | X | X | | X |
| X | 13a Specific location of Plan(s) copies | X | X | | X |
| X | 7.0 PHA Plan components are completed. | | X | | |
| N/A | a. Hope VI or Mixed Finance Modernization or Development | X | | | |

| Place an "X" for items completed | | PLAN TYPE--Place an "X" under the Plan to be submitted | | | |
|--|---|--|-----------------------|-----------------------------|-----------------------------------|
| | | Standard 5-Year/ Annual 50075 | High Performers 50075 | Streamlined Annual 50075-SA | Streamlined 5Year/Annual 50075-SF |
| N/A | b. Demo/Disposition* | X | X | | X |
| N/A | c. Conversion of Public Housing | X | X | | X |
| N/A | d. Homeownership | X | X Section 8(y) | X Section 8(y) | X |
| N/A | e. Project-Based Voucher Program (if applicable) | X Attachment | X Attachment | X Template | X Template |
| N/A | 8.0 Capital Improvements if applicable | X | X | X | X |
| N/A | 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report if applicable | X | X | X | X |
| N/A | 8.2 Capital Fund Program five-Year Action Plan if applicable | X | X | X | X |
| N/A | 8.3 Capital Fund Financing Program if applicable | X | X | X | X |
| N/A | 9.0 Housing Needs (with 5-Year Plan when due) | X | X | | X |
| N/A | 9.1 Strategy for Addressing Housing Needs (with 5-Year Plan when due) | X | X | | X |
| N/A | 10 Additional Information (with 5-Year Plan when due) | X | X | | X |
| N/A | 10a. Progress Meeting 5-Year Plan Goals | X Attachment | X | | X Template |
| X | 11. Required Submission for HUD Field Office Review | | | | |
| X | a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations | | | | |
| X | (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only) | | | | |
| X | (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only) | | | | |
| X | (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only) | | | | |
| X | (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only). | | | | |
| X | (f) Resident Advisory Board (RAB) comments. | | | | |
| X | (g) Challenged Elements | | | | |
| X | h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only) | | | | |
| X | (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) | | | | |
| *PHAs that administer only tenant or project based rental assistance programs are not required to complete sections that pertain only to public housing. | | | | | |

CITY OF POMONA HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) COMMENTS RECEIVED AND RESPONSE TO
PUBLIC HOUSING AGENCY FY 2012-2013 ANNUAL PLAN

BACKGROUND

The “Quality Housing Work Responsibility Act of 1998” (QHWRA) contains a provision whereby a Housing Agency must submit an Annual Plan. The Department of Housing and Urban Development (HUD) published the Annual Plan final rule on October 21, 1998. The rule was effective on November 22, 1999. The Annual Plan has two elements, a Five-Year Plan and an Annual Plan. The Annual Plan submission process is a continuing planning process. The Pomona Housing Authority (PHA) must submit an Annual Plan every year. Program participants and the public have an opportunity for input before each submission to HUD.

As part of the PHA’s outreach efforts, 236-program participant received invitation letters to participate in the Resident Advisory Board (RAB). Only ten (10) program participants responded. Per the PHA’s Governing Board, the PHA holds quarterly meeting to discuss proposed FY 2012-2013 changes and or service improvements. Any RAB comments received are addressed below. The PHA thanks the FY 2012-2013 RAB members for their comments and their important role in the development process of the PHA’s Annual Plan.

PURSUANT TO CODE OF FEDERAL REGULATIONS:

Resident participation in the Five-Year and Annual Plan process Code of Federal Regulations (CFR) provisions is as follows:

1. Section 903.13, (a) states: “...The role of the Resident Advisory Board...is to participate in the PHA planning process and to assist and make recommendations regarding the PHA plans.”
2. Section 903.13, (c) states: “The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Five-Year and Annual Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations.”
3. Section 903.17 sets forth the public notification requirements: The Board of Commissioners “must conduct a public hearing to discuss the PHA plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA”.

The regulations also states that no later than 45 days before the public hearing is to take place, the PHA must:

4. Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and

5. Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing.”

FIVE-YEAR AND ANNUAL PLAN PUBLIC PROCESS

The PHA has made the Annual Plan submission and its approval a public process. The PHA proved to go beyond the HUD requirements. The public process for the Annual Plan began early July 6, 2011 and continued through January 4, 2011.

The PHA complied with regulations, its process included:

1. Sitting 2009 RAB members participation in the PHA planning process.
2. Considered recommendations and comments from participants, the public, and the Resident Advisory Board(s) in the development of the Final Annual Plan
3. Published a Notice in local newspapers that the Annual Plan Draft was available for inspection at 505 S. Garey Ave. between the hours of 8:00 AM – 5:00 PM
 - a. PHA Published Notices regarding the Annual Plan Draft and the Public Hearing in the Daily Bulletin and La Nueva Voz. Notices published on February 6, 2012
 - b. Annual Plan Draft copies made available at the PHA main administrative office
 - c. Annual Plan Draft copies provided to all RAB members at RAB meetings
 - d. Assembled documentation relevant to the non-required sections of the Annual Plan and made it available for public inspection at PHA main administrative office effective February 6, 2012
4. Published a Notice regarding the Public Hearing and invited public comment
 - a. Published Notices regarding Public Hearing in: Daily Bulletin and La Nueva Voz
5. Conducted a Public Hearing on the Annual Plan Draft
 - a. The PHA Board of Commissioners conducted a Public Hearing regarding the Annual Plan Draft on April 2, 2012. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.
6. The PHA considered all comments from the Public Hearing and the Resident Advisory Board, in drafting the Annual Plan.

COMMENTS ON THE PHA DRAFT FIVE-YEAR AND ANNUAL PLAN

During the 45-day Five-Year and Annual Plan comment period, the PHA welcomed oral and written comments on the Annual Plan Draft

- Written comments on the Annual Plan Draft were to be received at the PHA’s main administrative office.
- Oral comments on the Annual Plan Draft were recorded via pen and paper notes during RAB Five-Year and Annual Plan-related meetings held July 6, 2011 through January 4, 2012. RAB meetings were held during this period at PHA main administrative office.

2012-2013 RESIDENT ADVISORY BOARD (RAB) MEMBERS

Barbara Alvarado
Gregory Campbell
Jeffrey Clark
Linda Gonzales

Helen Knapps
John Madrid
Hannah March
Mia Olivarez

Latoya Stinson
Rodolfo Quinto

COMMENTS MADE BY RAB MEMBERS and PHA RESPONSE:

- **HCV Assistance program**

Comment: When will the waiting list open up for applications again? Current Shelter + Care participants would like the opportunity to apply to the HCV voucher program.

PHA response: The PHA is permitted to close the waiting list if it has an adequate pool of families to use its available HCV assistance. Currently 732 applicants remain on the existing 2007 list.

- **Assistance for seniors and youth**

Comment: Seniors who have no family with only SSI & SS income must rely on themselves. Yet there are youth, who are in the streets after school when parents work, is there a way the city can help out in creating more assistance and programs for them?

PHA response: Staff will relay message to the appropriate department that is involved with the seniors and youth for follow-up

- **State and Federal budget cuts**

Comment: Participants are aware of the current economy and with all the cuts the government is making, is the funding for housing or the Section 8 HCV in particular in any way affected by this? If it is, how and when will the program end, as far as timely notices for those in the program?

PHA Response: The HCV is an evolving program. Agencies have no certain knowledge of when the Section 8 HCV will be cut. Agencies are hopeful it will not be the case. If it should affect the program, HUD will give enough notice and the administrative plan describes the process for family program termination. Again, this is not the case yet. All agencies are asked to monitor funding and are warned not to over lease because additional funding will not be provided.

- **Voucher bedroom downsizing**

Comment: Participants are aware of the reasons why the PHA is downsizing. The problem with downsizing is that tenants are forced to come up with the security deposit. In addition, we are in living in areas we have resided for long period, we have grown to feel safe and secure there and all of a sudden, and we have to move. Especially families with limited income and with minor children, can the PHA make exceptions?

PHA response: It is not the PHA's intention to make it hard on the clients, but there are policies and regulations we have to follow to comply with HUD program funding limits. The PHA will give the families notice at their first annual reexamination that they will be downsized the following year (unless the family has to move prior to the year for other reasons). PHA's downsize policy is in accordance to HUD guidelines and not to make it hard for families. PHA will make accommodations in some cases were the family meets those specific requirements.

- **Drug testing**

Comment: We heard that the Housing Authority in Florida may conduct drug testing on individuals before they receive the assistance as part of their requirements. Is that going to happen here in Pomona or California? It is good in a way, because we who are in Shelter Plus have annual drug testing to stay in our program with the agency; if we have to do that why not the voucher participants. This program should be solid in their ground when it comes to drugs and criminal activities. The program should go to the well-deserved individual.

PHA response: It is not a HUD mandate as of yet. The PHA is strict in its policy regarding drugs and criminal activities to preserve the integrity of the HCV program. HCV and S+Care funding sources have different eligibility requirements. One component of the S+C program is drug free test to remain eligible.

- **Childcare**

Comment: Is the Pomona Housing Authority involved in any childcare agency especially for families with children? It will be nice to work without worrying about childcare.

PHA response: No, the Pomona Housing Authority does not provide childcare or sponsor facilities. Under HUD regulations, the Pomona Housing Authority provides participating eligible families with childcare credit for the head of the household if they are employed full-time. Child care allowance is calculated into the tenant's rent portion.

- **Credit check**

Comment: Does the Housing Authority conduct credit check?

PHA Comment: It is mainly the property owner's responsibility to check your credit prior to executing you lease agreement, however the PHA does reserve the right to conduct a credit check at anytime.

- **Inspection repairs under annual inspections**

Comment: After an annual inspection, if we do not have the financial resources to repair the things that fall under tenant responsibility; will we then be terminated from the program?

PHA Comment: Annual inspections should not be your only reminder that you must maintain your home at HQS minimum. Participating families' are responsible all year round to comply with their family obligations and responsibilities in keeping the assisted unit in good condition.

After an annual inspection, the inspector will inform both the owner and the tenant of repairs need and who is responsible for those repairs. The inspector will give both parties a due date in which the repairs must be completed in order to pass the annual inspection and continue with HAP payments. If not met you may lose your assistance due to non-compliance under **CFR 982.404(b)**. Repairs are classified as life threatening and non-threatening. For conditions that are life-threatening, the PHA cannot grant an extension beyond 24-hour corrective action period. For conditions that are not life-threatening, the PHA may grant an extension to the required time frames to correct the violation, if the PHA determines that an extension is appropriate [24 CFR 982.404].

- **P.O. Box addresses**

Comment: Can a tenant have a P.O. Box address and is it allowed?

PHA Comment: The use of a P.O. Box is not allowed. From time to time, the PHA at its discretion, allow it if the participant provides proof that mail fraud is occurring. If there is such an occurrence, tenants are instructed to report to the management complex, if you are in residing in one, or if you are in a single family home you must report to the Post Office and get a complaint report. Only at this situation, will you be allowed to use temporarily a P.O. Box until matters are resolved.

- **Timeline for Section 8 Participants**

Comment: Is there a timeline for section 8 participants?

PHA Comment: Currently HUD does not impose a time limitation. However, when Section 8 HCV participants are paying the entire contract rent and PHA pays zero HAP on their behalf for (6) six months continuously a notice of program participation termination will be sent to family

RESIDENT ADVISORY BOARD OVERALL SERVICE SATISFACTIONS

- ***Employee Service***

Comments:

Members have always expressed their gratitude to the program for helping them create a better life for themselves and their children. The members also mentioned the RAB is another opportunity to be heard.

The topic of neighborhood watch stood out in the RAB meetings. They suggested that the neighborhood watch may help monitor areas that the city and report if is high in criminal activity and is unsafe. This information will assist the Housing Authority in keeping families safe and lessen relocation and the financial hardship associated with relocation.

Quite a number of our members are requesting the City for more after school youth programs to keep the youngsters away from the streets and be more productive with their spare time. As far as seniors are concerned, there should be a senior volunteer center wherein volunteers can help

them with moving, non medical emergency transportation to their Housing appointments or the pharmacy to name a few.

PHA response: Thank you for all your time, your presence alone in these meetings indicates your desire to be involved in the process of keeping the program's integrity and efficiency of service. Currently the business hours were reduced due to inevitable furloughs; even with the reduced time, we make every effort to deliver exceptional service. We only request for your added patience and understanding. As always, we strongly suggested you submit any concerns in writing. Your case managers are always here to help you with any questions.

SUMMARY OF PUBLIC PARTICIPATION

The PHA provided the public opportunities for input on the proposed programs and activities as follows:

Plan Development

As part of the outreach efforts by the PHA, 236-program participant received invitation letters to participate in the Resident Advisory Board (RAB) formation in 2008. Ten (10) program participants responded. Since then, RAB members have been invited to participate in the subsequent FY process. All members returned and participated in the development of the Annual Plan.

Public Hearing and/or Meetings

Six RAB meeting held in the PHA main office in order to address participants' needs. All meetings were held before the Annual Plan Draft was completed and subsequently adopted.

Public Notification

Published Notices regarding the FY 2012-2013 Annual Plan Drafts and the Public Hearing date published in the Daily Bulletin and La Nueva Voz by February 6, 2012.

Access to Information/Availability to the Public

As required by Code of Federal Regulations the PHA assembled documentation relevant to the non-required sections of the Annual Plan and made it available for public inspection at PHA main administrative office effective February 6, 2012.

The PHA Board of Commissioners conducted a Public Hearing regarding the Draft Annual Plan on April 2, 2012. The Public Hearing adjourned until everyone present who wished to make comments had the opportunity to speak.

Comments Received During 45-Day Comment Period

The PHA did not receive any formal written comments during the 45-day comment period or any time thereafter, prior to the submission of the 2012-2013 Annual Plan. The PHA will continue to

engage its stakeholders through comment periods in the future so that policies and procedures reflect the needs of the entire community.

The PHA's objective is to provide affordable, decent, safe, and sanitary housing for eligible very low and extremely low-income families and individuals.

PHA considerations:

1. The PHA opened its Section 8 waiting list in 2007 and received 2,361 applications of those 732 remain active.
2. PHA performs criminal background checks for all new admissions or family composition additions, ages 18 and over. Less than .5 percent of the background checks reported a drug-related or violent criminal activity on record.
3. Reasonable accommodations apply to all PHA activities in accordance with Federal law. In addition, the PHA Administrative Plan, Section 2, states its right and ability to, at its sole discretion, consider all circumstances surrounding a case when making a determination regarding termination or denial.

RESOLUTION NO. 2012-46

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA,
SITTING AS THE GOVERNING BOARD OF THE POMONA HOUSING
AUTHORITY, APPROVING THE PUBLIC HOUSING AGENCY
CERTIFICATION OF CONSISTENCY WITH THE CONSOLIDATED
PLAN AND CERTIFICATION OF COMPLIANCE WITH THE PUBLIC
HOUSING AUTHORITY ANNUAL PLAN AND RELATED
REGULATIONS**

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires Public Housing Agencies administering Section 8 Housing Choice Voucher and Public Housing Programs to submit to HUD, for the fiscal year beginning July 1, 2012, an approved Plan consisting of one-year operational and management plan for meeting the needs of low and very low-income families;

WHEREAS, the Pomona Housing Authority serves as a Public Housing Agency in administering Section 8 Housing Choice Voucher and Public Housing Programs, but does not administer Public Housing, therefore a streamlined Plan may be submitted to HUD; and

WHEREAS, a public hearing was conducted and public comment received April 2, 2012, for consideration by the City Council, sitting as the Governing Board of the Pomona Housing Authority, approving the streamlined Public Housing Agency Annual Plan for FY 2012-13.

NOW, THEREFORE, BE IT RESOLVED by the City Council, sitting as the Governing Board of the Pomona Housing Authority, as follows:

SECTION 1. That the Governing Board of the Pomona Housing Authority has reviewed the Public Housing Agency Annual Plan consisting of the Annual Plan for the fiscal year beginning July 1, 2012, and received Resident Advisory Board comments and public comment on the Plan during a public meeting conducted on April 2, 2012.

SECTION 2. That the Governing Board hereby finds that the Pomona Housing Authority's Annual Plan is consistent with the Consolidated Plan and approves the Annual Plan for the fiscal year beginning July 1, 2012, attached hereto as Exhibit "A" and incorporated herein by this reference.

SECTION 3. That the Governing Board hereby authorizes the Executive Director to execute the Pomona Housing Authority Annual Plan with the required Certifications of Compliance.

SECTION 4. That the Pomona Housing Authority Secretary shall attest and certify to the passage and adoption of this resolution and it shall become effective immediately upon its approval.

This document is a full, true and correct
copy of the original on file in the
Pomona City Clerks Office.

ATTEST:

Maria Nishiki Main
City of Pomona City Clerk *the*
Resolution No. 2012-46, Pages 1-2
Exhibit "A"

APPROVED AND ADOPTED THIS 2ND DAY OF APRIL 2012.

ATTEST:

POMONA HOUSING AUTHORITY

Marie Michel Macias
Marie Michel Macias
Housing Authority Secretary

Elliott Rothman
Elliott Rothman
Chairperson

APPROVED AS TO FORM:

Arnold Alvarez-Glasman
Arnold Alvarez-Glasman
Housing Authority General Counsel

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

I, MARIE MICHEL MACIAS, SECRETARY of the Pomona Housing Authority, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Pomona, sitting as the Governing Board of the Pomona Housing Authority, held on the 2nd day of April 2012 by the following vote:

AYES:AUTHORITY MEMBERS: Rodriguez, Carrizosa, Lantz, Escobar, Atchley, Rothman
NOES:AUTHORITY MEMBERS: None
ABSENT:AUTHORITY MEMBERS: Soto
ABSTAIN:AUTHORITY MEMBERS: None

Marie Michel Macias
Marie Michel Macias
Housing Authority Secretary